

A. Development Plans and Standards

1. Planning Objectives

A list of the objectives is stated below, from which development, design, and architectural standards are derived.

- **Quality residential development** reflecting the standards established by the approval and development of other specific plans and proposed residential development in the Winchester area.
- **Public improvements** to the site and the Winchester area, specifically including the conditions to improve sections of Rice Road, Seta Road, and Water and Sewer Infrastructure needed to serve the Project area. Also included is the dedication of 44.7 acres of permanent open space and the development of two active parks and 2 passive parks.
- **Safety** through proper study and design of neighborhood layout, roadway pattern and access points to the two high-speed, urban arterials which adjoin the Project. Interactive discussion with the County of Riverside Transportation Department and California Department of Transportation, and subsequent design of circulation patterns, has produced a Specific Plan Amendment, which is functional and at the same time responds to the highest level of safety considerations as requested by government agencies with jurisdiction.
- **Economic benefit** to the local and state economies through tax to retail revenue generated from the approximately proposed 30 acres of commercial sites.
- **Strong educational basis** through cooperation with the Hemet Unified School District (HUSD), whose district includes the Project area, to assist in funding the construction of modern facilities for education.
- **Incorporation of land plan design and architectural** elements which create a small town atmosphere, reinforce the community character of the Winchester Valley and the vision of the Winchester Municipal Advisory Council, and encourage design parameters utilizing specific quality materials and housing styles.

a. Project Description and Proposed Land Use Plan

The Crossroads in Winchester Specific Plan proposes a master planned community on 243 acres within the Winchester Valley Area of Riverside County. As shown in **Figure A-2-1 – Land Use Plan** the proposed land uses consists of planned residential neighborhoods with varying residential densities and product types and supportive commercial retail uses, public facilities and infrastructure.

As shown in **Figure A-2-1 – Land Use Plan** the Crossroads in Winchester is a relatively small specific plan, with seven residential planning areas and a maximum of 925 dwelling units. Residential areas comprise approximately 46-percent of the total plan acreage; commercial retail uses comprise approximately 13-percent; open space-recreation uses comprise approximately 7-percent; open space-conservation uses comprise approximately 18-percent; and infrastructure (roads, basins, etc.) comprise approximately 15-percent.

The residential uses will be constructed in compliance with a site design that is consistent with the *Riverside County Comprehensive General Plan*, while maintaining a sensitive approach to developing relative to existing topography and surrounding land uses.

A detailed summary of the proposed land uses for the Crossroads in Winchester is provided below in **Table IV-A-1 – The Crossroads in Winchester Land Use Tabulation**. *Section IV.B* of this Specific plan provides information for each individual Planning Area and includes development standards and Planning Area illustrations.

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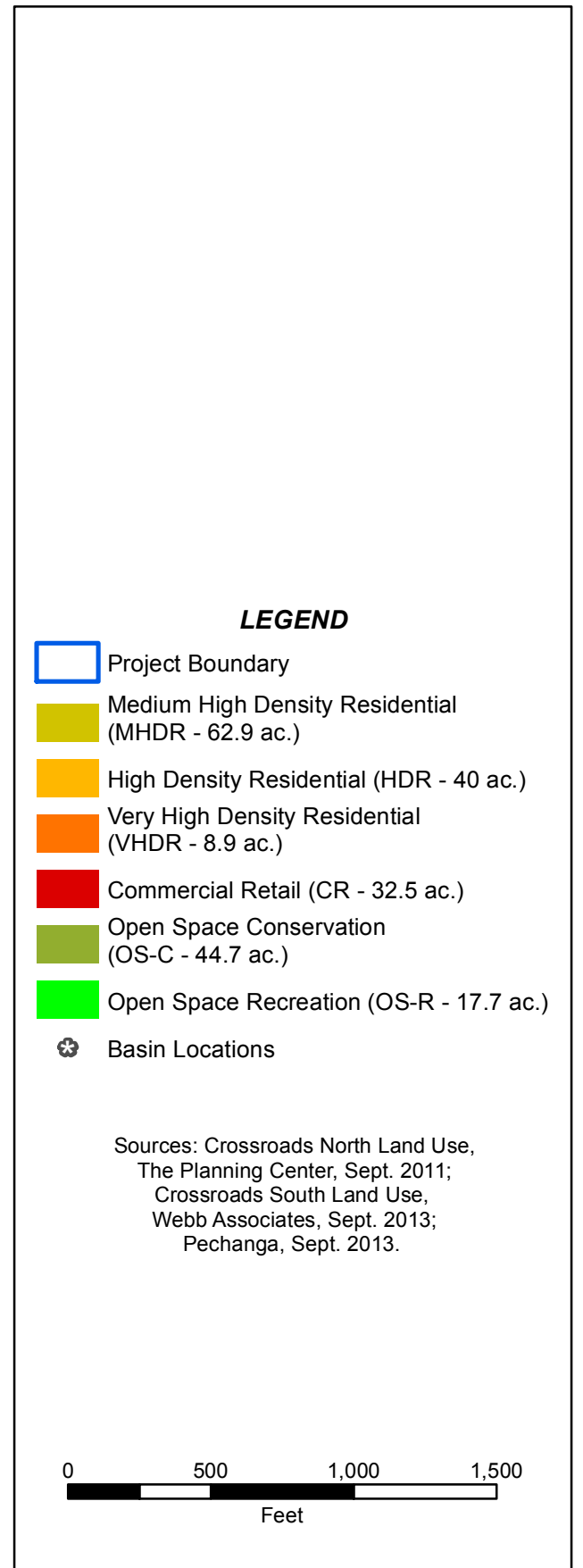
Table IV.A-1 – The Crossroads in Winchester Land Use Tabulation

Planning Area	Land Use Designation	Gross Area (Acres)	Density Range (DU/AC)	Target Dwelling Units (DU)	Target Density (DU/AC)
CROSSROADS NORTH					
Planning Area 1	High Density Residential (HDR)	12.8	8–14 du/ac	106	8.2 du/ac
Planning Area 2	Open Space–Recreation (OS-R)	1.8			
Planning Area 3	Commercial Retail (CR)	22.0			
Planning Area 4	Open Space-Conservation (OS-C)	0.6			
Planning Area 5	Open Space-Conservation (OS-C)	4.5			
Planning Area 6	Very High Density Residential (VHDR)	8.9	14–20 du/ac	154	17.3 du/ac
Infrastructure (Roads, etc.)		7.9			
Subtotals		58.5		260	
CROSSROADS SOUTH					
Planning Area 7	High Density Residential (HDR)	8.7	8-14 du/ac	100	11.5 du/ac
Planning Area 8	Open Space–Recreation (OS-R)	4.6			
Planning Area 9	Commercial Retail (CR)	10.5			



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Planning Area	Land Use Designation	Gross Area (Acres)	Density Range (DU/AC)	Target Dwelling Units (DU)	Target Density (DU/AC)
Planning Area 10	Medium High Density Residential (MHDR)	21.0	5–8 du/ac	120	5.7 du/ac
Planning Area 11	High Density Residential (HDR)	18.5	8–14 du/ac	160	8.6 du/ac
Planning Area 12	Open Space–Conservation (OS-C)	16.9			
Planning Area 13	Open Space–Conservation (OS-C)	22.7			
Planning Area 14	Medium High Density Residential (MHDR)	13.8	5–8 du/ac	85	6.1 du/ac
Planning Area 15	Open Space-Recreation (OS-R)	4.0			
Planning Area 16	Medium High Density Residential (MHDR)	28.1	5–8 du/ac	200	7.1 du/ac
Planning Area 17	Open Space–Recreation (OS-R)	7.3			
Infrastructure (Roads, etc.)		28.8			
Subtotals		184.9		665	
Totals		243.4		925	



Map revised Aug. 10, 2012. G:\2011\11-0092\GIS\SPA_LU_Plan_11x17.mxd

Figure A-2-1 - Land Use Plan

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The proposed land uses for The Crossroads in Winchester are as follows:

Residential – When completed The Crossroads in Winchester will be composed of a mix of residential uses that will include Medium High Density (5–8 du/ac); High Density (8–14 du/ac); and Very High Density (14–20 du/ac). Seven planning areas of the Specific Plan are designated for residential development: Planning Areas 1, 6, 7, 10, 11, 14, and 16. Overall residential density within the Project is equal to 3.7 dwelling units per acre (du/ac). This density is consistent with specific plans in the vicinity of The Crossroads in Winchester Specific Plan, including Menifee North (adopted SP 260), Menifee East (adopted SP 247), Winchester Hills (adopted SP 293) and Menifee Ranch (adopted SP 301). Single-family detached lot sizes are proposed to be no less than 2,000 square feet (see **Section III, Zoning Ordinance**). The range of product types proposed for the Crossroads in Winchester is as follows:

- **Medium High Density Residential – Single-family detached residences** consist of 405 dwelling units on a total of 62.9 acres. These units are proposed for Planning Areas 10, 14, and 16. Due to the terrain, development within Planning Areas 10 and 16 will be clustered. Product types will be consistent with High Density Residential product types.
- **High Density Residential – Single-family detached residences** consist of 366 dwelling units on a total of 40 acres. These units are proposed for Planning Areas 1, 7, and 11.
- **Very High Density Residential – Single-family attached and multi-family dwellings** consist of 154 dwelling units on a total of 8.9 acres. These units are proposed for Planning Area 6.

Commercial Retail – As shown in **Figure A-2-1 – Land Use Plan** The Crossroads in Winchester will contain two highway oriented commercial sites totaling 32.5 acres. Planning Area 3 will contain 22 acres and Planning Area 9 will contain 10.5 acres. Both Planning Areas are located at the intersection of Highway 79 and Domenigoni Parkway. The commercial Planning Areas will have visibility from both roadways. Planning Area 3 will have right in and right out access from State Highway 79 and both Planning Areas will have right in and right out and full access from Domenigoni Parkway and other interior roadways.

Open Space Recreation – As shown in **Figure A-2-1 – Land Use Plan**, The Crossroads in Winchester contains four planning areas totaling 17.7 acres that are designated Open Space- Recreation (Planning Areas 2, 8, 15 and 17). As discussed in greater detail in *Section IV-A-8 Open Space and Recreation Plan* there are two different types of parks within The Crossroads in Winchester Specific Plan: (1)

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Active Parks, and (2) Passive Parks. The Crossroads in Winchester contains 7.5 acres of active un-restricted usable park area that will be located in Planning Areas 8 and 17. The remaining 10.2 acres of Open Space Recreation will be utilized for passive recreational opportunities that are planned for in Planning Areas 2, 8, 15 and 17. Passive Parks are activity or recreation areas that do not require the use of organized play areas. Passive Parks may remain a natural open space area, or may serve stormwater treatment, stormwater conveyance, and flood control functions for the community.

Future residents of Crossroads North (Planning Areas 1 and 6), and Crossroads South, (Planning Areas 7, 10, 11, 14, and 16) will each have access to centrally located parks. This design will alleviate the need for residents to cross Domenigoni Parkway to use a neighborhood park. Additionally, a well-developed system of paseos and enhanced walkways are proposed in the plan to offer residents non-automotive alternatives to travel between neighborhoods.

Open Space-Conservation – As shown in **Figure A-2-1 – Land Use Plan** approximately 39.6 acres or 18-percent of the land uses proposed for The Crossroads in Winchester will consist of Open Space-Conservation. Approximately 0.6 acres in Planning Area 4, and 4.5 acres in Planning Area 5 were formed after concessions were made by the applicants to reduce the development footprint and preserve areas that were identified by Native American Tribes. These areas will remain in a natural state. In addition, approximately 16.9 acres of Open Space Conservation will be located in Planning Area 12 and 22.7 acres will be located in Planning Area 13. Both of these Planning Areas contain hills and knolls with slopes in excess of 25 percent. For Planning Areas 12 and 13 the open space will remain in nearly natural form, with the exception of fuel modification zones in areas where structures abut the hillsides.

Each of the four Open Space Conservation Planning Areas will remain in a natural state to preserve the natural aesthetic resources of the community. Additionally, each of the Open Space Conservation Planning Areas may be developed with passive recreational uses such as trails and paseos..

Infrastructure – The Project consists of 36.7 acres of infrastructure, which includes major roadways. These circulation routes range from 56-foot local streets to a 220-foot expressway. Local streets are not shown in **Figure A-2-1 – Land Use Plan** as the final alignments of all internal streets will be determined during the tract map and grading stage. The community's circulation system is discussed in greater detail in *Section IV-A-3 Circulation Plan*.

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b. Development Standards

In order to ensure the orderly development of the residential, commercial, and recreational uses proposed for the Specific Plan, standards and mitigation procedures have been created for each planning area. These area-specific standards, discussed in detail in *Section IV.B., Planning Area Development Standards*, will assist in accommodating the proposed development and in providing adequate transitions among the neighboring uses.

In addition to these specific descriptions, Project-wide development standards have also been prepared which complement the unique conditions within each planning area. These general standards are:

- 1) The total Specific Plan shall be developed with a maximum of 925 dwelling units on 243 acres, as illustrated on the Land Use Plan (**Figure A-2-1**). General uses permitted will include residential, commercial, parks, recreation, open space and circulation as delineated on the Land Use Plan, and in the individual planning areas (**Figures B-1-1 to B-1-14**).
- 2) Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and The Crossroads in Winchester Specific Plan Amendment No. 2 Zoning Ordinance, and will be defined by Specific Plan objectives, future detailed development proposals including subdivisions, plot plans and conditional use permits as appropriate.
- 3) Standards relating to signage, landscaping, parking, and other design elements will conform to the Zoning Ordinance of the County of Riverside (Ordinance No. 348). When appropriate and necessary to meet the goals of this Specific Plan, the standards will exceed the zoning ordinance requirements.
- 4) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance No. 348 and 460. This Specific Plan Amendment conforms to state laws.
- 5) A land division filed for the purpose of phasing or financing shall not be considered an implementing development application; provided that, if the maintenance organization is a property owners' association, the legal documentation necessary to establish the association shall be recorded concurrently with the recordation of final map.
- 6) Common areas identified in the Specific Plan Amendment shall be owned and maintained as follows:

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- a) A permanent master maintenance organization shall be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas (including those in commercial areas). The organization may be public or private. Merger with an area-wide or regional organization will satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, then neighborhood associations may be established for each residential development, as needed, and such associations may assume ownership maintenance responsibility for neighborhood common areas.
- b) In lieu of a master maintenance organization, all common recreation, open space circulation systems and hardscape areas may be maintained by Valley-Wide Recreation and Park District.
- c) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
- d) The ownership and maintenance responsibility shall be specifically identified for each open space and/or recreational lot at the time applications for tentative subdivision maps is filed.
- e) The maintenance organization shall be established prior to or concurrent with recordation of any final subdivision map.
- 7) Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of Specific Plan approval and of the Development Monitoring Program have been satisfied for the phase of development in question.
- 8) Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan Zone applied to the property, and all other applicable County standards.
- 9) Flag lots shall not be permitted.
- 10) Design plans for the common areas, specifying location and extent of landscaping, general irrigation system specifications, structures, and circulation (vehicular and pedestrian and/or bicycle), shall be submitted as

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outlined by the Development Monitoring Program during the review process for development applications which incorporate common areas.

- 11) Passive solar heating techniques shall be employed whenever possible within the Project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and installing simple heat storage systems.
- 12) Where determined by the County to be necessary, roadways, infrastructure, and open space may be coordinated by and paid for through an Assessment District or Community Services District or other financial mechanism, to facilitate construction, maintenance, and management.
- 13) Final development densities for each Planning Area shall be determined through the appropriate development application up to the maximum density range identified by the Specific Plan, based upon but not limited to, the following: a) adequate availability of services; b) adequate access and circulation; c) sensitivity to landform; d) sensitivity to neighborhood design through appropriate lot and street layouts; and e) lot product sizes as set forth in this Specific Plan.
- 14) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchases shall be deed-restricted so as to create open space easements and limit grading, construction, or other development activity in such open space, consistent with the intent of this Specific Plan.
- 15) Prior to the issuance of building permits, improvement plans for the development of the common open space area, including planting and irrigation plans, shall be submitted for planning development approval for the stage of development in question. These landscape improvement plans shall be prepared by and reviewed for substantial conformance by a licensed landscape architect.
- 16) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
 - a) Circulation for pedestrians, vehicles and police patrols
 - b) Lighting of streets and walkways
 - c) Prioritize the effort to provide visibility of doors and windows from the street and between buildings, where practical.

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- d) Privacy fencing meeting minimum height and material standards
- 17) Maintenance authority shall be set in place as follows: a master maintenance authority, such as a master property owners associations, CSA 146, and/or the Valley-Wide Recreation and Park District, shall be charged with the unqualified right to assess the individual property owners for reasonable maintenance and management costs which shall be established and continuously maintained. The maintenance authority shall be responsible for private roads, parking, open space areas, signing, landscaping, irrigation, common area, and other responsibilities as necessary.
- 18) The noise analysis for The Crossroads in Winchester Specific Plan Amendment No. 2 recommends that an additional analysis of exterior and interior noise impact on site be prepared prior to the issuance of precise grading and building permits. At the time of building permit application, the design should again be reviewed to ensure that sound mitigation is included in the design, if needed. It should be noted that rear yard setbacks, in conjunction with common area landscape setbacks along the major and arterial roadways, may eliminate the need for noise mitigation within many of the planning areas potentially impacted by the roadway noise contour.
- 19) Proposed on-site commercial areas shall contain enclosures for collection of recyclable materials. These commercial areas are felt to be the proper location for such facilities given their central location and anticipated high use by Project residents.
- 20) The Architectural Design Guidelines in *Section IV.D* include specific provisions relating to architectural design qualities that were agreed upon by the applicant and the County. Specifically, the Architectural Design Guidelines incorporate garage door restrictions, restrictions relating to building form and massing, roof design, outdoor living space and overall architectural design and detailing. As a result, Tentative Tract Maps for Planning Areas 1, 5, 8, 9, 12, and 13 can be processed with single-family residential lots in size from 2,000 square feet or larger. Because the Architectural Design Guidelines include specific agreed upon provisions, future Tentative Tract Map and Final Tract Map processing and approval will not require submittal of full site of development plans, floor plans, or elevations. However, prior to approval of precise grading plans, approval by the Planning Director of full site development plans, floor plans, and elevations will be required. These submittals may be phased.

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21) Affordable Housing – The developer shall comply with all of the requirements that are contained in the adopted Housing Element as well as all applicable County Ordinances relating to affordable housing. If the approved Housing Element and/or applicable County Ordinances are not yet in place when the first building permit is issued, than a \$100.00 per dwelling unit charge will be paid towards a county-wide affordable housing program, or the developer may choose to participate in a county program when appropriate. The \$100.00 per dwelling unit charge will be paid per unit at the issuance of the certificate of occupancy.



